

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 27, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 27, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 19, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 19, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 14-138-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:34 a.m. and concluded at 9:57 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 14-137 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-RT-837 **Origin/Client:** DCS/DOE
Contract: BI-RT-837-ARC
Consultant: Antinozzi Associates, P.C.
Property: Eli Whitney Technical High School, Hamden
Project Purpose: Campus Additions & Renovations to Eli Whitney Technical High School
Item Purpose: Contract Amendment #4 to compensate the consultant for additional design services, expanded construction phasing, fee escalation and extended contract duration.

SPRB Staff reported that the project involves the renovation & remodeling of the exterior & interior **135,968 GSF** existing building as well as the construction of **91,290 GSF** of new building area for newly planned total building project area of **227,258± GSF**. Additional improvements include the reconstruction of athletic fields and perimeter site fencing, new landscaping and the resurfacing of existing parking lots. On 03/31/2005, the Board approved the Architect's Contract, construction and total project budgets were **\$43,212,000** and **\$57,824,000**, respectively. In 2006, PA 06-158 authorized an increase to **\$54,554,000** and **\$74,286,000**, respectively. Since that time, PA 08-169 has authorized project budget increases to **\$70,000,000** for construction and **\$98,000,000** to the total project budget. More recently in September 2011 the Board approved Contract Amendment #3 (**PRB #11-176**) for **\$406,787** which also maintained the current and total project budgets at **\$70,000,000** and **\$98,000,000** respectively. This change was to allow for the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope in addition to new project delivery system; a Construction Manager at Risk.

In early 2011, a restart of the project was approved by OPM and DPW. Although, since that time DPW now known as DCS has identified issues/changes with the overall project scope, changes to the Life Safety Code, additional permit requirements, the need for a PCB abatement plan and overall file conversion/updates for the previously approved documents. Furthermore, DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method.

Contact Amendment #4 will revise AA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope which is intended to include the following eight scope items:

1. **Additional Design Services** – Redesign of various program areas to meet the current budget, schedule and programmatic requirements. The areas of redesign include the shops, gym, chiller plant, plumbing shop sandpit, E-House Program Design, Revised Phasing Schedule and preparation of a new permit for the New Haven Water Authority.
2. **Additional Construction Phase Services** – Redesign of main electrical service feeder to accommodate the access point dictated by UI, construction phase electrical revisions to accommodate new technologies in the FF&E program and roof deck construction revisions to accommodate factory requirements.
3. **FF&E and Move Management Services** – A/E Services required for the move management phases as well as the FF&E programming and selecting.
4. **Construction Phase Design Contingency** – Per the previous policy agreement between DCS and SPRB a design construction phase design contingency has been included.

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5. **Special Inspection Construction Phase Services** – The A/E Design Team will administer code mandated inspections for structural, foundations, fill placement and pile installation consistent with the statement of special inspections for the project.
6. **Additional A/E Fees for Extended Services & Inflation** – Additional fee agreement with the architect for an increased fee based on the PPI Index over the past five years that the project has been delayed. The Architect is also requesting additional compensation for the increasing the project phasing plan from 7 to 15 phases. In addition the Architect is requesting additional funding for the expanded construction duration which increased from 36-months to 42-months.
7. **Additional Design Services For Agency Requested Changes** – Redesign of various areas such as the carpentry shop, media centers, overall technology systems, ADA requirements and various communication systems.
8. **Roof Deck Re-Design Services** – Redesign of the gypsum roof deck in the C-Wing based on observations and code requirements identified by the structural engineering team. This work was originally outside of the project scope.

SPRB Board Members discussed the scope of this submittal and requested additional information for the increased compensation due to additional project phasing, fee escalation due to the extended project timelines and additional construction phase services due to an increase of the construction duration by 6-months.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-137– Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #14-137 and request that DCS provide additional project information for the increased compensation due to additional project phasing, fee escalation due the extended project timelines and additional construction phase services due to an increase of the construction duration by 6-months. The motion passed unanimously.

PRB FILE #14-138-A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-138 -A pending the results of a site inspection currently scheduled for June 11, 2014. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary